



**MEMORANDUM**

**Date:** November 12, 2009

**To:** Planning Commission

**From:** Dorian Collins, Senior Planner  
Dawn Nelson, Planning Supervisor

**Subject:** **CONTINUATION OF PUBLIC HEARING ON DRAFT AMENDMENTS TO THE ZONING CODE RELATED TO DEVELOPMENT INCENTIVES FOR AFFORDABLE HOUSING (FILE ZON09-00005)**

The public hearing for the Development Incentives for Affordable Housing was opened at your November 5, 2009 meeting. Staff gave a presentation, public comments were received, and the Planning Commission began deliberation. The hearing was continued to Monday, November 16, 2009 at 7:00 p.m. The following list includes those items that staff had identified for your discussion during the presentation on November 5<sup>th</sup>. The page numbers are references to the staff memo distributed on October 29, 2009 where you will find background information about each item.

1. Does the PC recommend a mandatory affordable housing program, a fee-in-lieu option or the current incentive-based approach within the Houghton jurisdiction? (See 10/29 staff memo, pages 4 and 5)
2. What is the best option for ensuring that the value of incentives provided offsets the cost of providing affordable housing when a payment-in-lieu is used for fractional affordable units? (See 10/29 staff memo, page 5)
3. Should the payment-in-lieu of providing on-site affordable units program be expanded beyond the proposed allowance that applies only to fractional affordable units on properties with a base density of six or fewer units? (See 10/29 staff memo, pages 9, 34 and 35)
4. Are the proposed approval processes for requests to use the Additional Affordable Housing Incentives in KZC 112.25 appropriate? (See 10/29 staff memo, pages 7, 8, 33 and 34)
5. Since additional objectives are tied to the height increases in the TL 1A, TL 1B and TL 10B zones, should the affordable housing *incentive* approach remain in these zones? (Discussed in 10/29 staff memo, pages 10 and 13. Revised staff recommendation was presented at the public hearing on November 5<sup>th</sup>.)

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6. Should building heights for mixed use development in the TL 4A and TL 4B zones be increased from 45' to 65', to provide added capacity when new affordable housing regulations are added in these zones? (See 10/29 staff memo, pages 10 and 60).
7. Should building heights for residential and mixed use development in the TL 8 zone be increased from 45' to 65', to provide added capacity when new affordable housing regulations are added in this zone, as in TL 4A and TL 4B? (See 10/29 staff memo, pages 11, 12 and 75-79).
8. Does the Planning Commission agree with the proposal to eliminate the restriction on stand-alone housing in TL 10B and TL 10C, while retaining the geographic restriction in TL 10D? (See 10/29 staff memo, pages 13, 14, 84, 86, 88 and 105).